



MEETING MINUTES

Conservation Land Bank Commission Meeting

May 15, 2026

Hybrid Meeting

Mullis Community Senior Center

Commission Members in Attendance:

Marilyn O'Connor, District 1, position 1

Anne Marie Shanks, District 2, position 2

Peggy Bill, District 3, position 3

Mary Gropp, at large, position 4

Chris Guidotti, position 5

Amy Trainer, at large, position 6

Tim Clark, at large, position 7

Commission Members Absent: None

Land Bank Staff in Attendance: Charlie Behnke, Lincoln Bormann, Tyler Goodman, Peter Guillozet, Erin Halcomb, Doug McCutchen, Aaron Rock, Amanda Wedow, Tanja Williamson

Land Bank Staff Absent: Shauna Barrows, Rachel Dietzman, Eliza Habegger, Margo Thorp, Jacob Wagner

County Council Liaison: Justin Paulsen

Public in Attendance: 12 individuals over the course of the meeting.

Topic	Key Discussion Points & Agreements
Call to Order 8:48 am Time Stamp (0:01)	Chair, Peggy Bill, called the meeting to order.
Public Comment 8:48 am (0:17)	Steve Ulvi gave comment regarding the Beaverton Marsh Trail and Overmarsh Farm Commons projects and their positive impacts in the community.

Topic	Key Discussion Points & Agreements
Adoption of Minutes 8:49 am (0:1:59)	The draft March 20, 2026, minutes were reviewed. There were no corrections. Minutes were approved.
Chair and Commissioners Report 8:50 am (0:2:17)	Tim attended the <i>Lessons from Five Years of Habitat Restoration at Mount Grant - and What's Next</i> presentation, hosted by staff from the Land Bank and SJI Conservation District. Amy noted the launch of the tribal sub-committee and hiked Cady Mountain with Doug, Marilyn, and Chris. Peggy has been in discussions regarding hunting with staff and partners via the hunting sub-committee and attended the San Juan Preservation Trust (SJPT) Annual Meeting
Council Liaison 8:53 am (0:4:40)	Justin Paulsen reported the following: • He also spent time discussing hunting within the County. • He attended the SJPT Annual Meeting. • Levy Lid Lift did not pass, noting it will impact the County broadly. He encouraged community members to stay involved in the budget process. In the latest governor's budget, there was a cut to public health dollars across the state and those cuts have to be implemented by July 1st, when the state budget starts.
Partner Update – San Juan Preservation Trust (SJPT) 8:57 am (0:9:00)	Angela Anderson, Executive Director of SJPT, reported the following: • SJPT acquired the Mount Ben West Preserve on March 31, 2026, and the conservation easement (CE) to the Land Bank is in final review. SJPT does plan to open the property to the public, most likely some time in 2028. • SJPT held their Annual Meeting on May 7 and celebrated Twenty Years of Turtleback Mountain Preserve. • SJPT Summer Social is scheduled for July 25, 2026, from 1pm to 3pm at Coffelt Farm Preserve.
Hunting Proposal for Turtleback and North Shore Preserves 9:02 am (0:13:56)	Lincoln provided a quick summary where the proposal is to date including receiving public comment from many community members, both for and against the proposal to offer limited hunting on Turtleback and North Shore Preserves. He reiterated that proposal is to open Turtleback Mountain the last 3 weeks of October and North Shore and Turtleback open in the first two weeks of November for tribal hunting only. Lincoln made a staff recommendation for the Commission to table the proposal for now, complete more community engagement and education, and come back with a revised proposal next year.
Public Comment Open 9:06 am	Four people gave public comment over a span of 16 minutes,

Public Comment Closed 9:22 am	
Commission Discussion 9:22 am (0:34:29)	Discussion topics included research on deer browsing impact, including a paper by Tara Martin and Peter Arcese regarding Deer and Songbird Correlation , safety, continued education and community engagement, and treaty rights. Consensus is the Commission supports hunting with more research and commits to revisiting next year.
Director's Report 9:42 am (0:54:28) Resale of Southern Lots of Frazer Homestead Preserve to the National Park Service Consideration of a Sale of a Portion of the Dolphin Bay Property	Background: The National Historical Service (NPS) wants to purchase the southern two parcels at Frazer Homestead on San Juan Island because of their historical significance as the Cutler homestead. These parcels are excluded from the Ag lease. Funding was approved/budgeted for the purchase and NPS has been waiting for the funds to be released. Current: The funding is now available however needs to go through a third party for completion; the Conservation Fund will help in this process. Lincoln expects the sale to conclude this year. To create a privacy buffer for the neighbor to the south, Lincoln asked the Commission for approval to sell approximately 1/3 acre of the southernmost portion of the Dolphin Bay property to the neighbor with a forever wild conservation easement in place. Appraisal came back valuing the portion at \$25K.
	ACTION: Anne Marie Shanks moved to sell 1/3 acre of the southernmost portion of Dolphin Bay Road property to the neighbor. Marilyn O'Connor seconded. The motion passed unanimously.
Acquisition Criteria Presentation (1:00:28)	Lincoln gave a PowerPoint presentation on the general principles around how the Land Bank chooses what to preserve.
Break 10:20 am – 10:31 am (1:32:17)	
Stewardship Report 10:31 am (1:33:06) Lopez Island Chadwick House Stabilization Grant	Amanda has been working with HistoriCorps, a volunteer historic preservation conservation corps, for recommendations on how to stabilize the Chadwick Homestead at Watmough Head. The proposal outlined a 5-week project to restore all the exterior elements with an estimate of \$150K. Amanda noted there is a (competitive!) grant opportunity through WA Historic Society, she submitted an initial application and was approved in the eligibility phase to submit a full application. The grant request will be \$100,000, and the grant requires a 2:1 cost-share match. The Land Bank match will consist of previous expenses in the acquisition, in-kind volunteer labor, and approximately \$50,000 in cash expenses.
	ACTION: Tim Clark moved to approve submittal of the grant. Anne Marie Shanks seconded. Five voted yes; two abstained. Motion carried.
San Juan Island Beaverton Marsh Trail Update	Lincoln stated staff have been going back and forth with the consultant regarding cost and will do everything possible to keep cost as low as possible, including shrinking the scope of the project if necessary. The 60% design concept, at its lowest estimate, would be \$6.2M. Mid estimate comes in at \$7.2M. There was discussion. Lincoln

Stewardship Report continued Orcas Island	believes we will have a better idea of what's possible in June, when staff receives 90% design concept. Peter thanked the Commission for their thoughtful discussion and keeping hunting "on the table." He also clarified the baseline policy of remaining on trail and no collection of botanicals on preserves.
Executive Session 10:55 am (2:11:57)	The Land Bank Commission met in executive session in accordance with RCW 42.30.110 (1)(b) to consider the selection of a site or the acquisition of real estate by lease or purchase when public knowledge regarding such consideration would cause a likelihood of increased price.
Meeting Adjourned 11:12 am (2:12:14)	Chair, Peggy Bill, noted no decisions were made during executive session. Peggy adjourned the meeting.
NEXT MEETING	The next LBC meeting is scheduled to take place June 12, 2026, at the Lopez Island Family Resource Center, 28 Pear Tree Lane, Lopez Island.

